

AGN. NO.

MOTION BY SUPERVISOR SHEILA KUEHL

August 9, 2016

The Los Angeles County Department of Beaches and Harbors (Department) has operated Will Rogers State Beach since 1975. The State Department of Parks and Recreation (DPR) holds fee title to this beach. The Department reached out to the DPR this past March with a request to transfer fee title ownership of the beach, similar to what has occurred with the transfer of eight former State beaches to the County in the mid-1990s. Despite repeated efforts to get an answer, DBH was not told until Wednesday, August 3 that DPR will not consider fee title transfer of Will Rogers State Beach until its current reorganization and transition process is complete and it has had an opportunity to assess all of its properties to determine how to proceed with respect to each one.

The current Gladstone's 4 Fish concession agreement terminates in October 2017. The Department needs to issue a competitive solicitation document for a new restaurant operator in early 2017. Because the existing facility is seriously deteriorated and outdated, the Department desires the successful bidder to construct an entirely new facility, which the Department believes will require an agreement term of 40 or so years. Unfortunately, existing State legislation only allows for concession agreements on State

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property for up to 20 years, unless the construction is for multiple-unit lodging facilities equipped with full amenities. The County was successful in securing State legislation that would have allowed for an additional 15 years on the current Gladstone's concession agreement, but such a term does not allow for adequate time to finance new construction of the magnitude desired and, moreover, neither the Department nor the current concessionaire wish to extend the existing agreement.

I, THEREFORE, MOVE that the Board of Supervisors direct the Chief Executive Office and our Sacramento advocates to work quickly during the current legislative cycle to secure an author and introduce legislation that will allow the Department of Beaches and Harbors to issue a competitive solicitation document in early 2017 for a new operator for a Will Rogers State Beach restaurant, at the existing Gladstone's site, that offers an agreement term of 40 years and requires a redevelopment plan that will completely reposition the property and take advantage of its unique and special coastline location.

S:MCC/Gladstone's